

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-53 IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, John Kokinidis has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-53 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

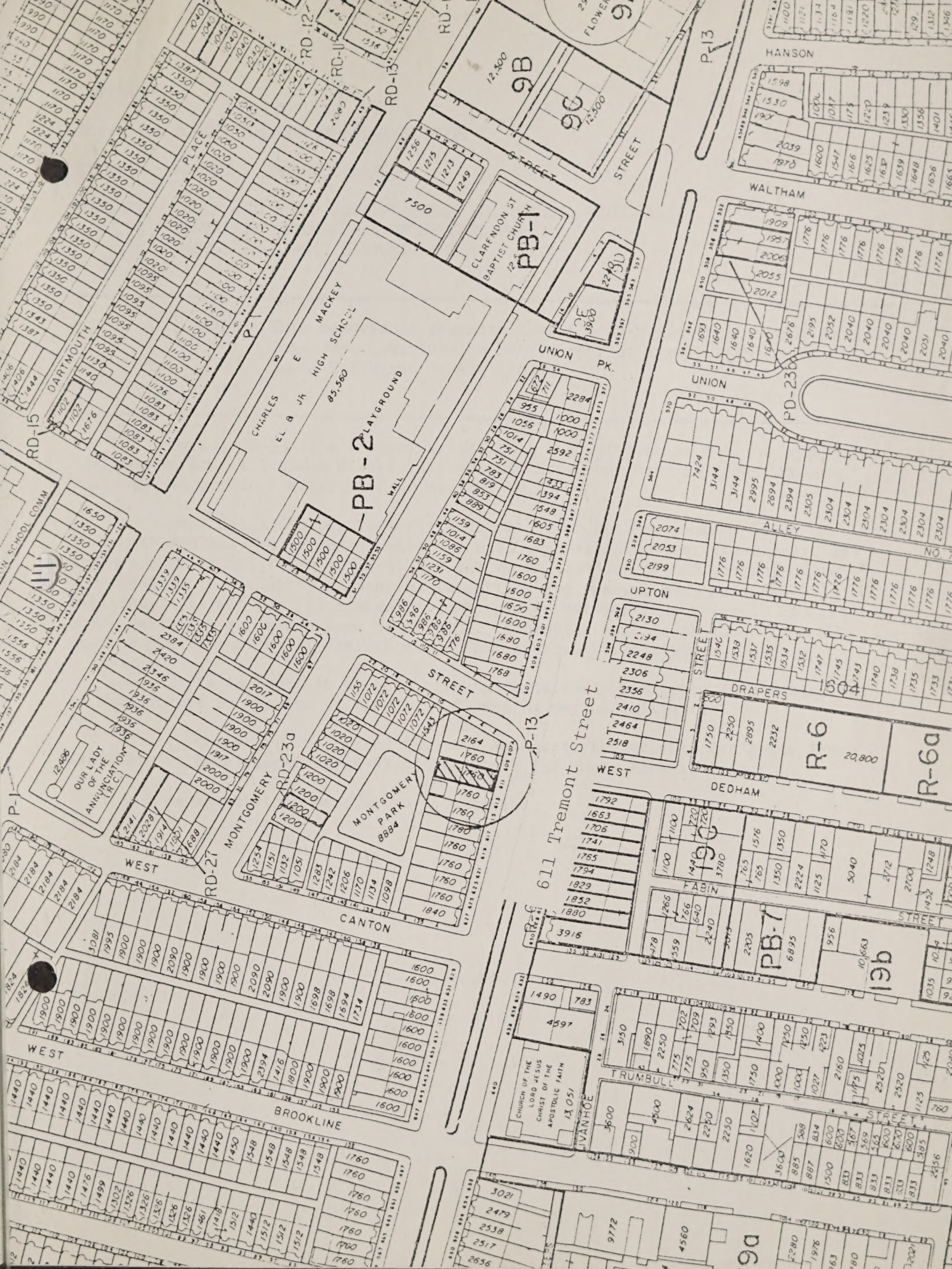
1. John Kokinidis be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-53 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule

2. That disposal of Parcel SE-53 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize the damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

June 23, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-53-611 TREMONT STREET

SUMMARY: This memorandum requests that the Authority tentatively designate John Kokinidis as Redeveloper of Parcel SE-53 in the South End Urban Renewal Area.

Parcel SE-53 is a 4 story brick mixed use building on a 1,760 square foot lot located at 611 Tremont Street in the South End Urban Renewal Area. This building was publicly advertised on May 29, 1977.

John Kokinidis was formerly a tenant of an Authority-owned building in the South End and was relocated when the building was sold to a redeveloper. Mr. Kokinidis has submitted a proposal for the rehabilitation of 611 Tremont Street in accordance with Authority standards, guidelines and renewal plan as three (3) dwelling units and one (1) commercial usage as television repair shop. His proposal calls for an expenditure of \$57,000. Financing will be obtained from HUD Section 312 financing, if available, or from a private institution.

It is appropriate at this time to tentatively designate John Kokinidis so that formal processing of plans and financing may be initiated.

I, therefore, recommend that the Authority tentatively designate John Kokinidis as Redeveloper of SE-53 in the South End Urban Renewal Area.

An appropriate Resolution is attached.